

FOR SALE – Offers in the Region of £89,950

**6 Kensington South, Bishop Auckland, Co.
Durham, DL14 6HX**

Mixed Use Investment Property – Shop/ Office and PP for 1 Bed Flat

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com



SITUATION/LOCATION

The property lies on a terrace of similar properties fronting Cockton Hill Road, an arterial route to Bishop Auckland town centre from the A688. The locations is a densely populated and mixed neighbourhood incorporating a diverse variety of commercial occupiers providing local amenities together with residential dwellings. Established businesses on Cockton Hill Road include Vets4Pets and Kwik Fit together with a range of local businesses, professional services and Bishop Auckland General Hospital. Bishop Auckland is a historic market town situated approximately 14 miles north of Darlington and 15 miles south of Durham.

DESCRIPTION

Two storey commercial premises of traditional brick construction held under a multi pitched and slate tile covered roof.

The ground floor comprises two open plan inter-connecting office rooms with rear kitchen. The ground floor was most recently occupied by a local mortgage advisor but may suit a variety of alternative business uses subject to consents. (VACANT)

The first floor comprises vacant former offices with prior approval for conversion to provide 1 x 1 Bed Apartment

(Planning Ref: DM/22/02259/PNC)

Externally there is a small rear yard which may be suitable for parking together with forecourt parking at the front for approximately two vehicles.

TENURE

Freehold

ACCOMMODATION

Ground Floor	48.3sq.m.	520sq.ft.
First Floor	33.7sq.m.	363sq.ft.
Net internal area	82sq.m.	883sq.ft.

(Agents Note: the measurements are provided on a net internal basis and do not include stairwells or wcs)

RATEABLE VALUE

Ground Floor:	£3,350
First Floor:	£2,350
Part First Floor	£410

The property presently falls within the threshold for small business relief and eligible occupiers may benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the sale price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-71



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

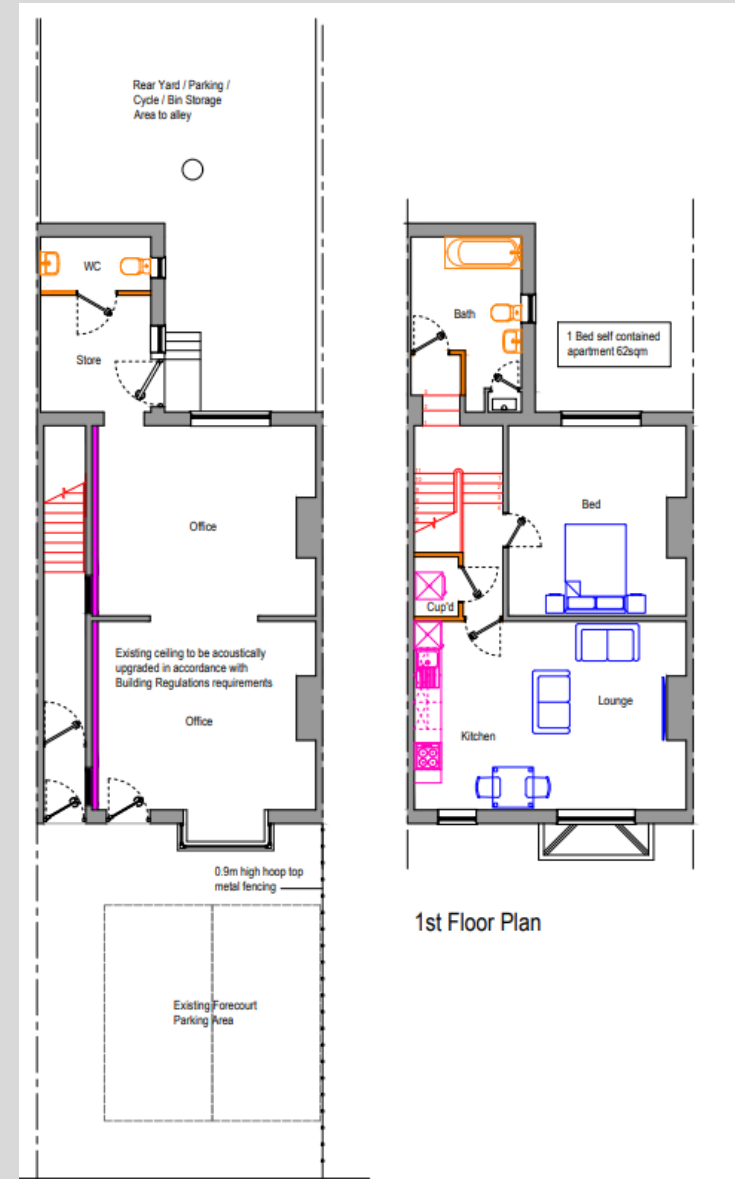
IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

EXISTING PLANS



PROPOSED PLANS



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS